A One-of-a-Kind Country Retreat

Clearview Station Bed & Breakfast | “The Creemore Caboose”

7262 12/13 Sideroad, Clearview, ON

Property Description

Welcome to Clearview Station Bed & Breakfast, affectionately known as “The Creemore Caboose”—an extraordinary country property where history, hospitality and rural living come together in an unforgettable setting just minutes from Creemore.

Set on approximately 2.054 acres along a quiet country road, the property enjoys beautiful panoramic views across the surrounding countryside, with wide-open skies and spectacular sunrise vistas. Mature trees and established landscaping provide privacy while allowing the home to take full advantage of its peaceful rural surroundings.

At the heart of this distinctive property is something rarely found in residential real estate: a beautifully restored railway caboose that has operated successfully for years as a fully licensed Bed & Breakfast. Thoughtfully transformed into charming guest accommodations, the caboose features its own bedroom, kitchenette and bathroom, along with electricity and water. One of its most memorable features is the original conductor’s cupola—a raised lookout offering expansive views across the countryside that the owners have long affectionately called the “100-mile view.” Full of character and nostalgia, the caboose offers the opportunity to continue the established B&B use or simply enjoy an extraordinary private guest retreat.

The substantial two-storey residence offers approximately 2,695 square feet above grade, with four upper-level bedrooms, an additional lower-level bedroom and four bathrooms. The main floor features generous living and dining spaces, a large eat-in kitchen and main-floor laundry. The inviting living room is warmed by a propane gas fireplace insert, while a versatile den with a double closet could also serve as a main-floor primary bedroom—an appealing option for those seeking the convenience of main-level living.

Upstairs, the spacious primary bedroom features a five-piece en-suite, while three additional bedrooms and a full bathroom provide plenty of room for family and guests.

The finished lower level offers even greater flexibility with a separate entrance, family room, bedroom and three-piece bathroom, making it well suited to extended family or overnight guests. A freestanding electric fireplace adds warmth and ambience to the family room.

Outdoor living is an important part of this property's appeal. The large front porch overlooks the surrounding countryside and beautiful sunrise views. Tucked amongst mature trees, the Beachcomber hot tub offers a wonderful sense of privacy while still taking advantage of the outlook.

At the rear of the home, the beautifully landscaped backyard is framed by mature trees and features a large deck and patio, creating generous spaces for outdoor dining, entertaining and relaxing. A substantial shed provides additional storage and is ideal for gardening equipment, tools and outdoor essentials.

Outdoor living is an important part of this property's appeal, with scenic year-round views across the surrounding countryside. The large front porch is an inviting place to take in the beautiful sunrise vistas, while the Beachcomber hot tub, tucked amongst mature trees, offers a wonderful sense of privacy while still enjoying the peaceful rural outlook.

At the rear of the home, the beautifully landscaped backyard is framed by mature trees and features a large deck and patio, creating generous spaces for outdoor dining, entertaining and relaxing. A substantial shed provides additional storage and is ideal for gardening equipment, tools and outdoor essentials.

An attached double garage and extensive private driveway provide ample parking for family and guests.

Ideally located close to Creemore, the Bruce Trail, Mingay Trail, Devil's Glen and Mad River Golf, with the recreational amenities of Southern Georgian Bay within easy reach, this is a property designed to be enjoyed throughout the seasons.

Whether continuing Clearview Station Bed & Breakfast as a charming B&B, creating a memorable family retreat, or simply enjoying one of the area's most unique guest accommodations in your own backyard, this exceptional property offers a rare combination of history, personality, privacy and country living. The unforgettable "100-mile view" from the caboose cupola adds yet another distinctive element to a property that is truly one of a kind.

Additional Home Information

Property Features:

Lot Size: 2.054 Acres
Approx. Above Grade Square Footage: 2,695 sq. ft.
Style: 2-Storey
Bedrooms: 4 + 1
Bathrooms: 4
Exterior: Brick
Year Built: 1994
Garage: Attached Double Garage
Parking: 12 Total (2 Garage + 10 Driveway)
Lot Shape: Square
Zoning: AG

- Landscaped Property
- Mature Trees
- Panoramic Countryside Views
- Expansive Sunrise Views

Interior Highlights:

- Large Eat-In Kitchen
- Separate Living & Dining Areas
- Main House Fireplaces: Propane Gas Insert in Living Room & Freestanding Electric Fireplace in Lower-Level Family Room
- Main-Floor Laundry
- Main-Floor Den with Double Closet
- Potential Main-Floor Primary Bedroom
- Four Upper-Level Bedrooms
- Primary Bedroom with 5-Piece Ensuite
- Finished Lower Level
- Separate Lower-Level Entrance
- Lower-Level Family Room
- Additional Lower-Level Bedroom
- 3-Piece Lower-Level Bathroom
- In-Law / Extended Family Capability

The Caboose House:

- Beautifully Restored Railway Caboose
- Successfully Operated as a Bed & Breakfast for Years
- Fully Licensed Bed & Breakfast
- Private Guest Bedroom
- Kitchenette
- Bathroom
- Electricity & Water
- Electric Fireplace
- Original Conductor's Cupola with the “100-Mile View”
- Water Supplied from Main House
- Water Heater
- Portable Air Conditioning
- Heating
- Smart TV / Bell Service
- Guest Book & Guest Reviews
- Three-Season Guest Accommodation
- Opportunity for B&B Use or Enjoy as a Private Guest Retreat

Outdoor Features:

- Large Front Porch
- Beachcomber Hot Tub
- Landscaped Backyard
- Large Rear Deck
- Stone Patio
- Glass Deck Railings
- Large Garden / Storage Shed / additional shed
- Ample Outdoor Entertaining Space

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Property Systems, Costs & Improvements

Home Systems

- Water: Drilled Well (outdoor use) / Cistern (household)
- Sewer: Septic (pumped in early 2025)
- Heating: Propane Forced Air / Heat Pump
- Heat Pump: 2011
- Cooling: Central Air
- Electrical: 200-Amp Breaker Panel (Copper)
- Central Vacuum: Yes
- Alarm System: Yes
- Security System: Yes & Monitored
- Sprinkler System: No
- Propane Tank: Rental
- Water Softener/Filtration/UV: Yes
- Survey: Yes (Boundary only)
- Internet: Available

Utility Costs:

- Property Taxes 2026: $8,951.57
- Hydro: Approx. $150/month (Jan-Sept 2026: $1,045)
- Propane Fuel 2025/2026: $3,214.58
- Propane Tank Rental: $75 yearly
- Water Tank Rental: $35/month
- Water: $250 per load 2200 Gallon tank (underground)

Updates & Improvements:

- Kitchen Updated: 2017-2018
- Oak Flooring on Main Floor 2017 (excluding living/dining room
- Stone Patio: 2016
- Rear Deck: 2017
- Glass Deck Railings: 2017
- Front Porch: 2023
- Asphalt Shingles: May 2018 (Warranty)

Area & Lifestyle:

- Minutes to Creemore
- Close to Bruce Trail
- Close to Devil's Glen
- Close to Mad River Golf
- Skiing & Golf Nearby
- Four-Season Recreation
- Southern Georgian Bay Within Easy Reach

Nearby Recreation:

- Creemore shops, dining and village amenities
- Bruce Trail hiking
- Devil's Glen skiing and recreation
- Mad River Golf

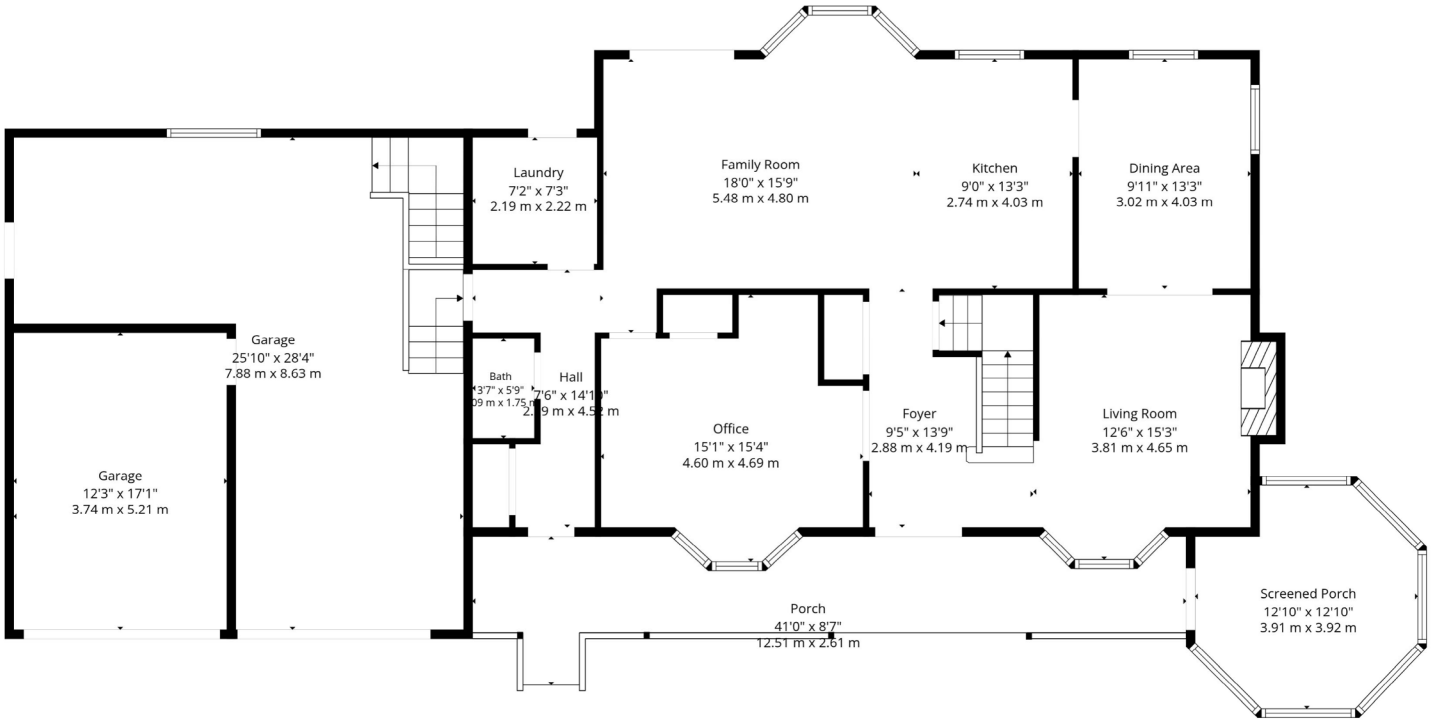
Inclusions:

- Fridge
- Stove (Induction)
- Dishwasher
- Washer and dryer (side by side)
- Water softener and purification system, UV light
- All existing light fixtures
- All existing window coverings
- Family room oak wall cabinet
- Caboose
- Caboose accessories – final list of inclusions and exclusions to be confirmed by Seller

Exclusions:

- Dinosaur garden bench
- Four steel cabinets in the garage (two freestanding and two wall-mounted)
- Seller to provide a list of any additional exclusions from the main residence and caboose.

Main Floor Plan

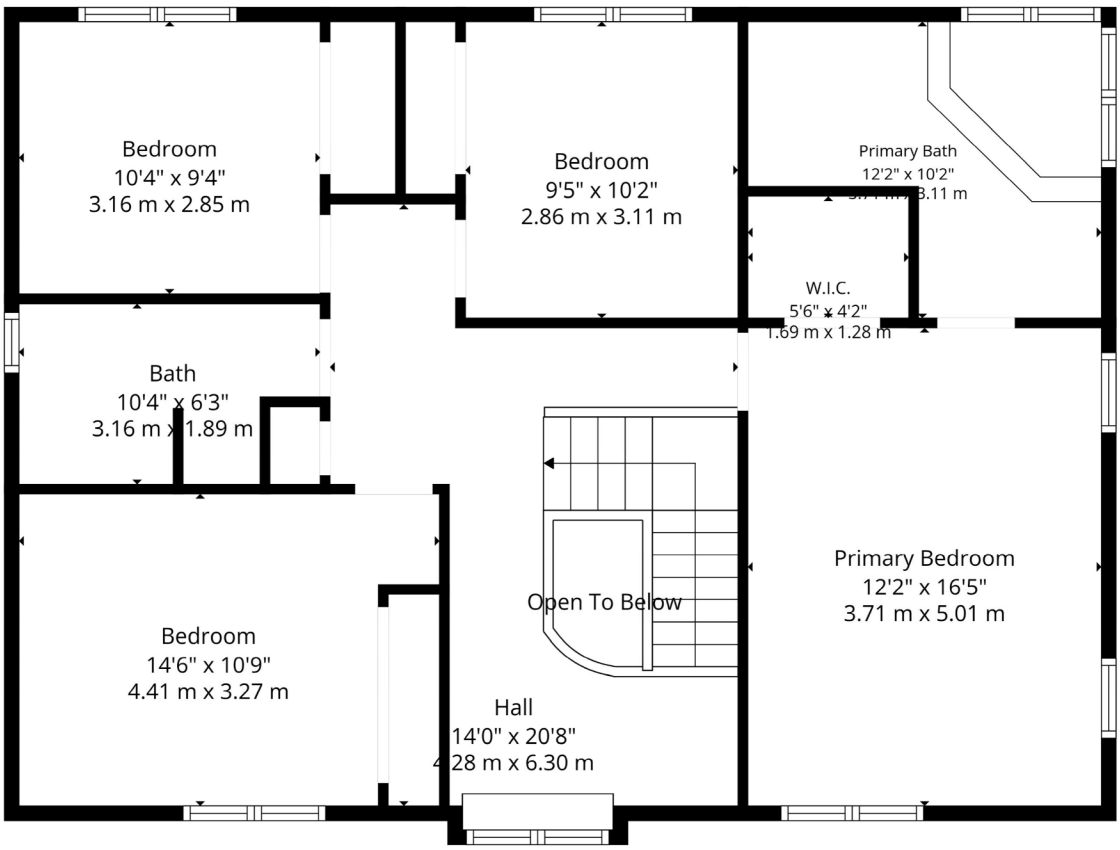


Total GLA: 2642 sq. ft, 245 m2 | Total: 5178 sq. ft, 479 m2
Basement: 863 sq. ft, 80 m2 (Excluded areas 461 sq. ft, 42 m2)
1st floor: 301 sq. ft, 28 m2 (Excluded areas 59 sq. ft, 5 m2)
2nd floor: 1282 sq. ft, 119 m2 (Excluded areas 1153 sq. ft, 107 m2)
3rd floor: 1059 sq. ft, 98 m2 (Excluded areas 15 sq. ft, 1 m2)

Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed

E.&O.E.: Sotheby's International Realty Canada Brokerage is Independently Owned And Operated.

Second Floor Plan

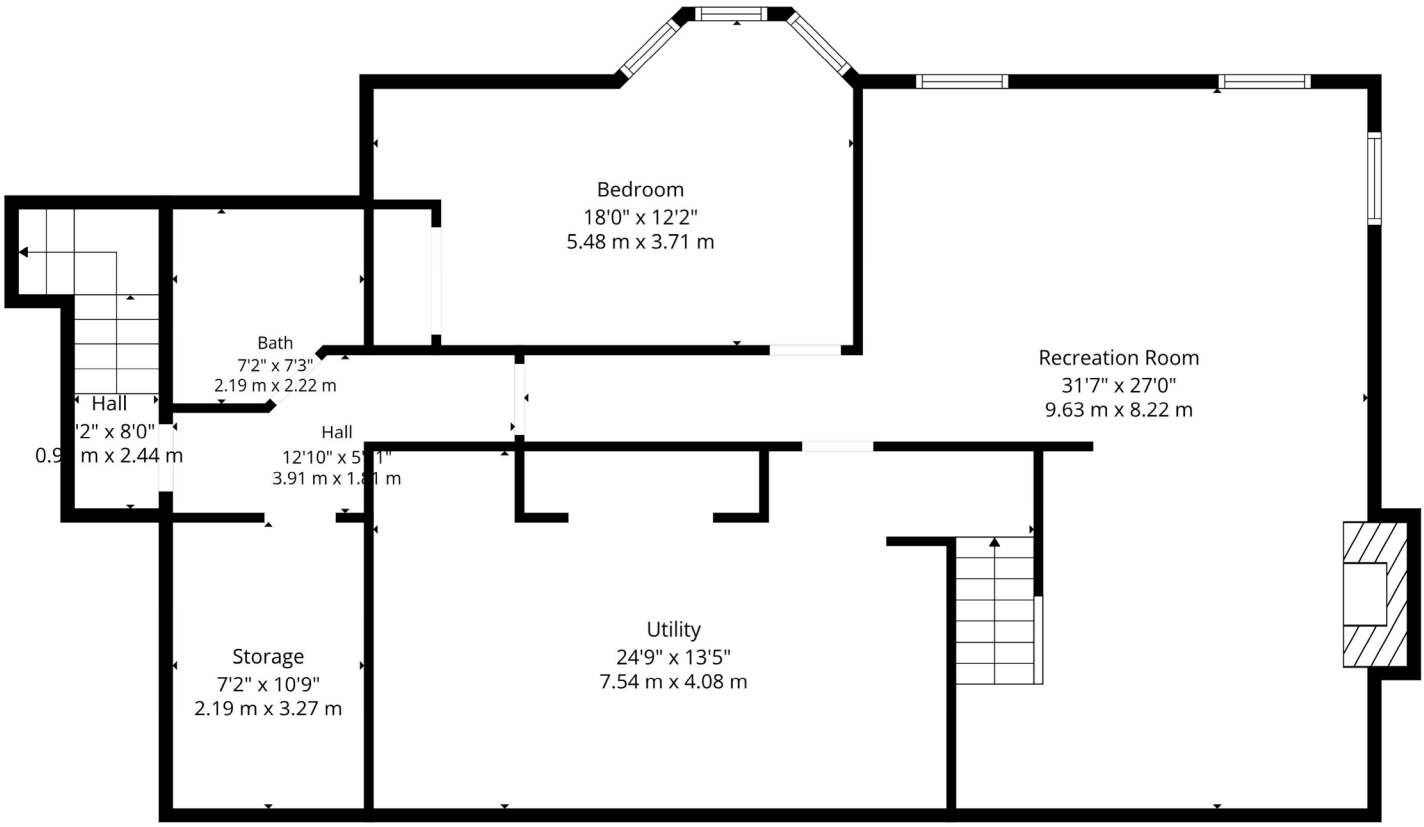


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Basement Floor Plan

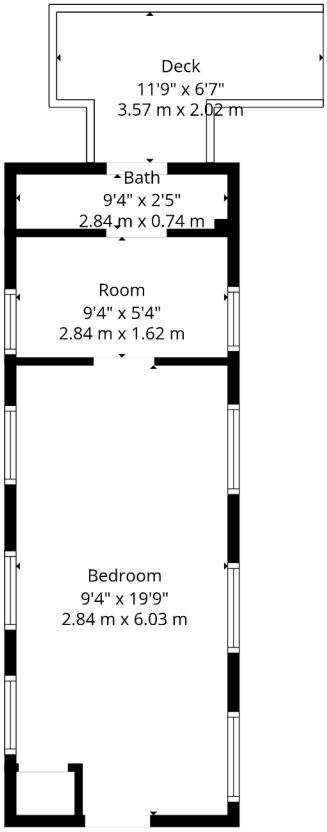


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Caboose Floor Plan



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Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed



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